
**THE VILLAGE OF WILLOW SPRINGS
COOK COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 2018-O-05**

**AN ORDINANCE AUTHORIZING THE VILLAGE OF WILLOW SPRINGS,
COOK COUNTY, ILLINOIS TO ACCEPT AS A GIFT REAL ESTATE
COMMONLY KNOWN AS 105 KAZWELL STREET**

JOHN M. CARPINO, President

MARY JANE MANNELLA, Clerk

**THOMAS E. BIRKS
MARIO IMBARRATO
MICHAEL C. KENNEDY
MELISSA N. NEDDERMEYER
KATHRYN STANPHILL
JERRY STRAZZANTE**

TRUSTEES

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Willow
Springs

Tressler LLP – Village Attorneys – 2600 East 107th Street, Bolingbrook, Illinois 60440

**VILLAGE OF WILLOW SPRINGS
ORDINANCE 2018 – O – 05**

**ORDINANCE AUTHORIZING THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY,
ILLINOIS TO ACCEPT A GIFT REAL ESTATE COMMONLY KNOWN AS 105 KAZWELL ST.**

**BE IT ORDAINED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLOW SPRINGS,
ILLINOIS:**

SECTION 1: The Village of Willow Springs, a municipality of the State of Illinois, is authorized pursuant to 65 ILCS 5/11-61-1.5 to acquire real estate by gift for any purpose authorized under the Illinois Municipal Code.

SECTION 2: The Village of Willow Springs deems it proper and in the best interests of its residents to accept as a gift certain real property commonly known as 105 Kazwell Street, which property is more thoroughly described on Exhibit A which is attached hereto and made a part hereof by this reference, pursuant to the terms and conditions of that particular Donation Agreement attached hereto as Exhibit B and made a part hereof by this reference.

SECTION 3: The Village Administrator is authorized to execute the Donation Agreement in substantially the same form as attached hereto as Exhibit B and the Village Administrator and Village Attorney are hereby authorized to execute and attest all other documents necessary to effectuate the purposes of the Donation Agreement.

SECTION 4: That if any part or parts of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining parts of this Ordinance. The Village Board declares hereby that they would have passed the remaining parts of this Ordinance, if they had known that such part or parts thereof would be declared unconstitutional.

SECTION 5: The Village Clerk of the Village of Willow Springs is directed hereby to publish this Ordinance in pamphlet form.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Ordinance 2018-O-05, approved and adopted by the President and Board of Trustees of the Village of Willow Springs, Cook County, Illinois this **25th** day of **January 2018**, pursuant to a roll call vote, as follows:

	PRESENT	ABSENT	YES	NO	ABSTAIN
Trustee Birks	✓		✓		
Trustee Carr	✓		✓		
Trustee Imbarrato	✓		✓		
Trustee Kennedy	✓		✓		
Trustee Neddermeyer	✓		✓		
Trustee Stanphill		✓			
President Carpino	✓				
TOTAL	6	1	5	0	0



Village President

ATTEST:


Village Clerk



Published in pamphlet form by order of the Village Board this 25th day of January, 2018.


Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Mary Jane Mannella, DO HEREBY CERTIFY that I am the duly qualified and appointed Village Clerk of the Village of Willow Springs, Cook County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Willow Springs, Cook County, Illinois.

I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true and correct copy of **ORDINANCE NO. 2018-O-05, "AN ORDINANCE AUTHORIZING THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS TO ACCEPT AS A GIFT REAL ESTATE COMMONLY KNOWN AS 105 KAZWELL STREET"**, adopted and approved by the President and Board of Trustees of the Village of Willow Springs, Illinois, on **JANUARY 25, 2018**.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Willow Springs, Cook County, Illinois on **JANUARY 25, 2018**


Mary Jane Mannella, Village Clerk
Village of Willow Springs, Cook County, Illinois

EXHIBIT A

PROPERTY DETAILS

Legal Description: LOT 13 AND LOT 16 IN BLOCK 18 IN MOUNT FOREST, A SUBDIVISION OF THE SOUTHEAST QUARTER AND THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER (WEST OF LAND OF JOSEPH ABBITT) AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO, ST. LOUIS AND ALTON RAILROAD, IN COOK COUNTY, ILLINOIS.

PINs: 18-33-210-021-0000 & 18-33-210-022-0000

Commonly Known As: 105 Kazwell Street, Willow Springs, IL 60480

EXHIBIT B

SEE ATTACHED DONATION AGREEMENT

Michael J Peters
312-627-4022
mpeters@tresslerllp.com

Attorneys at Law
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22nd Floor
Chicago, Illinois 60606
(312) 627-4000
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February 20, 2018

Mr. Brent Woods
Village Administrator
Village of Willow Springs
One Village Circle
Willow Springs, IL 60480

RE: Village of Willow Springs
Trustee's Deed; Doc. #1804518064
File No.: 11595-2-1071

Dear Brent:

Enclosed please find the Village of Willow Springs Trustee's Deed filed February 14, 2018, Document # 1804518064. Please contact me should you have any questions regarding same.

As always, it was a pleasure to assist the Village with this matter.

Very truly yours,


Michael Peters

MP2/des/#400133
Enclosure



1804518064D

Doc# 1804518064 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2018 04:38 PM PG: 1 OF 3

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this **9th** day of **February, 2018**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the **1st** day of **April, 1996**, and known as Trust Number **96-1679**, party of the first part, and **VILLAGE OF WILLOW SPRINGS, A NON-HOME RULE UNIT OF GOVERNMENT**

whose address is:

One Village Circle

Willow Springs, Illinois 60480

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00)** **AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **Cook County, Illinois**, to wit:

LOT THIRTEEN (13) AND LOT SIXTEEN (16) IN BLOCK EIGHTEEN (18) IN MOUNT FOREST, A SUBDIVISION OF THE SOUTH EAST ONE-QUARTER (SE 1/4) AND THAT PART OF THE EAST ONE-HALF (E 1/2) OF THE SOUTH WEST ONE-QUARTER (SW 1/4) AND THE NORTH EAST ONE-QUARTER (NE 1/4) (WEST OF LAND OF JOSEPH ABBITT) AND THE NORTH WEST ONE-QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO, ST. LOUIS AND ALTON RAILROAD, IN COOK COUNTY, ILLINOIS.

Permanent Tax Numbers: 18-33-210-021-0000, 18-33-210-022-0000 BOTH IN VOL. 084

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

CCRD REVIEW

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as aforesaid

By: [Signature]
Harriet Denisewicz
Assistant Vice President

State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 9th day of February, 2018.



[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
105 Kazwell Street
Willow Springs, Illinois 60480

This instrument was prepared by:
Harriet Denisewicz
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME TRESSLER LLP
ADDRESS 233 S WACKER DR 22ND FLOOR
CITY, STATE CHICAGO, IL 60606

SEND TAX BILLS TO:

NAME VILLAGE OF WILLOW SPRINGS
ADDRESS ONE VILLAGE CIRCLE
CITY, STATE WILLOW SPRINGS, IL 60480

Date	<u>2-9-18</u>
Sign	<u>[Signature]</u>
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. <u>B</u> and Cook County Ord. 93-0-27 par. <u>2</u>	

STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated FEBRUARY 9, 2018

Signature: _____

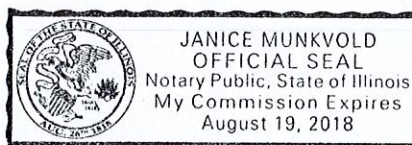
Grantor or Agent

Subscribed and sworn to before me

By the said AGENT FOR GRANTEE

This 9TH, day of FEBRUARY, 2018

Notary Public _____



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date FEBRUARY 9, 2018

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said VILLAGE OF WILLOW SPRINGS

This 9TH, day of FEBRUARY 9, 2018

Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)